064.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,100 / 969,100
					USE VALUE:	969,100 / 969,100
					ASSESSED:	969,100 / 969,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAMOLARE GEORGE R & SUSAN P
Owner 2:	
Owner 3:	
Street 1:	159 MYSTIC STREET SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,700 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Vinyl Exterior and 3181 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11700.000	479,300	4,100	485,700	969,100
Total Card	0.269	479,300	4,100	485,700	969,100
Total Parcel	0.269	479,300	4,100	485,700	969,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.70 | /Parcel: 304.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 064.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,400	4100	11,700.	485,700	969,200	969,200	Year End Roll	12/18/2019
2019	104	FV	384,100	4100	11,700.	451,000	839,200	839,200	Year End Roll	1/3/2019
2018	104	FV	384,100	4100	11,700.	451,000	839,200	839,200	Year End Roll	12/20/2017
2017	104	FV	360,600	4100	11,700.	395,500	760,200	760,200	Year End Roll	1/3/2017
2016	104	FV	360,600	4100	11,700.	360,800	725,500	725,500	Year End	1/4/2016
2015	104	FV	301,800	4100	11,700.	319,200	625,100	625,100	Year End Roll	12/11/2014
2014	104	FV	301,800	4100	11,700.	301,800	607,700	607,700	Year End Roll	12/16/2013
2013	104	FV	313,500	4100	11,700.	287,300	604,900	604,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5546

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15991-328		1/1/1985		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/1997	461		45,000					REM KIT 2 BA-11X16

ACTIVITY INFORMATION

Date	Result	By	Name
3/31/2009	Meas/Inspect	201	PATRIOT
10/6/1999	Measured	263	PATRIOT
10/2/1999	Mailer Sent		
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11700		Sq. Ft.	Site		0	70.	0.59	12			Med. Tr	-10					485,727						485,700	

Total AC/HA: 0.26860 | Total SF/SM: 11700 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 485,727 | Spl Credit | Total: 485,700

User Acct

41092

GIS Ref

GIS Ref

Insp Date

03/31/09

!5546!

PRINT

Date	Time
12/10/20	20:25:15

LAST REV

Date	Time
03/02/19	13:36:04

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	41092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.98013675
Const Adj.:	0.98500049
Adj $ / SQ:	154.470
Other Features:	143115
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694678
Depreciation:	215350
Depreciated Total:	479328

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	4	1	
Totals			
2	9	4	

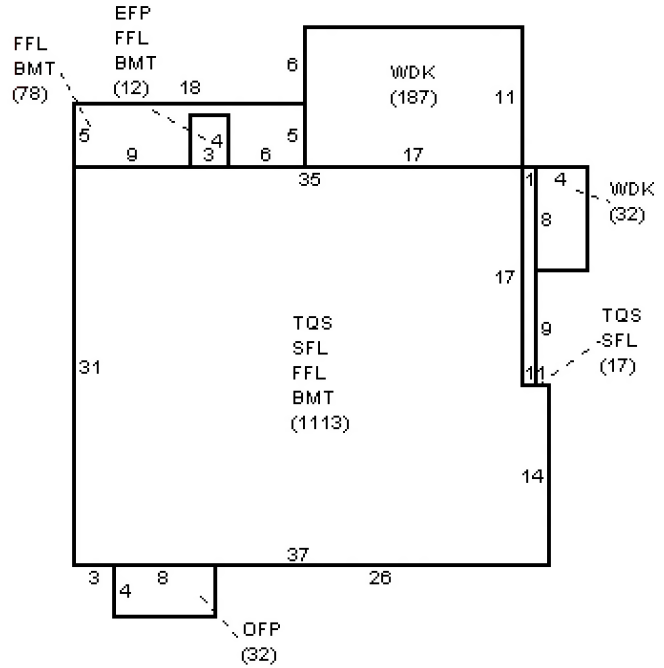
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.47
Special Features:	0	Val/Su Net:	103.14
Final Total:	479300	Val/Su SzAd	150.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,203	46.340	55,748
FFL	First Floor	1,203	154.470	185,827
SFL	Second Floor	1,130	154.470	174,551
TQS	3/4 Story	848	154.470	130,913
WDK	Deck	219	10.410	2,279
OFP	Open Porch	32	43.340	1,387
EFP	Enclos Porch	12	71.510	858
	Net Sketched Area:	4,647	Total:	551,563
Size Ad	3180.5	Gross Are	4929	FinArea 3181

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

064.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1915	21.58	T	50	104			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100